



THE
A-TEAM

**RE/MAX
FIRST**

233 BLACKBURN Drive, Fort McMurray T9K 0X5

MLS® #: **A2125543**

Area: **Parsons North**

Listing Date: **04/23/24**

List Price: **\$699,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Lot Sz Ar:

4,408 sqft

Lot Shape:

Abv Sqft:

2,232

Low Sqft:

Ttl Sqft:

2,232

DOM

15

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

Driveway, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Granite Counters, High Ceilings

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 2`11" x 7`3" |
| 5pc Ensuite bath | Second | 8`3" x 9`4" |
| Bedroom | Second | 9`11" x 11`10" |
| Bedroom - Primary | Second | 14`0" x 14`9" |
| Kitchen | Main | 13`9" x 14`6" |
| Dining Room | Main | 13`1" x 9`9" |
| Bedroom | Basement | 11`8" x 11`10" |

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| 4pc Bathroom | Second | 10`7" x 4`11" |
| 4pc Bathroom | Basement | 4`11" x 7`6" |
| Bedroom | Second | 10`11" x 14`1" |
| Bonus Room | Second | 21`7" x 14`6" |
| Office | Main | 12`11" x 10`1" |
| Great Room | Main | 14`1" x 14`3" |
| Bedroom | Basement | 11`8" x 11`9" |

| | | | | | |
|--------------------------|----------|----------------|------------------------------------|----------|----------------|
| Kitchen With Eating Area | Basement | 2`10" x 13`10" | Living Room Legal/Tax/Financial | Basement | 10`6" x 13`10" |
|--------------------------|----------|----------------|------------------------------------|----------|----------------|

| | | | | | |
|--|----------------|----------------------|--|---------|--|
| Title: Fee Simple Legal Desc: | | Zoning: ND | | | |
| | 1220270 | | | Remarks | |

| | | | | | |
|------------------------------------|---|--|--|--|--|
| Pub Rmks: | <p>WOW! This 3089 Sq/Ft of living space Home sits on over 4400sq/ft lot w/ a heated triple tandem garage so you have plenty of parking and a great portion for workshop, additional storage and built in shelving. The OPEN CONCEPT Floor plan greets you where LUXURY Finishing meet MODERN Design, Floor to Ceiling BANKS OF WINDOWS along the back of the home, let lots of sunshine in with Gorgeous Views of the Greenspace and walking trails! Decorated in neutral and rich palette's throughout. Let's start with the flooring by the entry boasting marble UPDATED style porcelain tile that meets UPDATED hickory engineered hardwood on the main. The main is completed with ceiling pot lights. There is a garden door off the dining, leading to a NEWER platform deck giving the indoor/outdoor transition the perfect vibe for entertaining and watching the family/children grow and play. The GREAT ROOM AND OFFICE are complimented with a 2-way gas fireplace and lovely French doors. A perfect space for the working professionals, or use as a flex room! Let's not forget about the Gorgeous UPDATED 2 piece bath. Displaying beautiful shiplap feature walls, designer floor tile, new vanity and cyclone fast flow toilet.. (Hey!!! That matters too right?) Upstairs your home has a LARGE BONUS ROOM, all updated NEW plush carpeting, 3 bedrooms, 2 more full baths (which ALL have their own walk-in closets) and a well appointed laundry room with banks of cupboards for excellent storage. The Primary suite has an updated 5 piece ensuite bathroom with dual sink vanity, stand alone shower, separate bath, stunning honeycomb floor tiling, and subway surround tile backsplash. Let's not forget about the walk-in closet, and the additional closet at the front of the room. TO TOP this PERFECT PACKAGE OFF. The basement is complete with its very own 2 Bedroom LEGAL SUITE with separate entry that has had a 0 vacancy rate. T YOU NEED TO SEE IT YOURSELF!! BOOK NOW, SOMETHING THIS PERFECT...WONT LAST LONG!!! *Basement Legal suit is already rented out for \$1600 a month ready rental income. *Includes natural gas hook up BONUS': *Culligan Water softener and RO Filtration system installed April/2023 worth 5K , BONUS': *Hot water tank replaced around July 2023. Central Air Conditioning and HEATED TRIPLE TANDEM GARAGE! Lots of Parking and backing on to greenspace! Walking distance to schools, and bus route.</p> | | | | |
| Inclusions: Property Listed By: | <p>fridge x 2, stove x 2, microwave x 2, dishwasher x 2, central a/c, heater in garage, all window blinds, garage door opener RE/MAX FORT MCMURRAY</p> | | | | |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







